



# HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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Voice/Relay

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## **TECHNICAL STAFF REPORT**

### **Planning Board Meeting of November 16, 2017**

#### **Case No./Petitioner: SDP-17-027, The Howard Research and Development Company**

**Project:** Downtown Columbia, Crescent Neighborhood Phase 1, Area 3 - Phase 1

**Planner:** Jill Manion-Farrar, Planning Supervisor, Division of Land Development  
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**Request:** For the Planning Board to approve a Site Development Plan for Downtown Revitalization, Downtown Columbia, Crescent Neighborhood, Phase 1, Area 3-Phase 1, Parcels D-2 through D-6, D-10 and D-14 (per F-17-059). The SDP includes a multi-use office building with ground floor retail, a multi-use apartment building with ground floor retail, two restaurants, a free-standing parking garage with a quick-response fire station, South Crescent Park and other Downtown Community Commons areas, and private roads. The project totals 338,930 SF of office, 29,289 SF of retail, and 51,038 SF of restaurant uses, and 382 residential units (256 studio and 1 bedroom units, and 126 2+ bedroom units). In accordance with Sections 125.0.G. of the Howard County Zoning Regulations, the Planning Board shall evaluate and approve, approve with conditions, or disapprove the Site Development Plan at a Public Meeting.

**Location:** The subject parcels are identified as a portion of Tax Map 36, Parcel 527, Parcel D, located on the south side of Merriweather Drive, southeast of Hickory Ridge Road and south of the Merriweather Post Pavilion property/Symphony Woods. The site is zoned New Town (NT) and designated as Downtown Mixed-Use Area, except for South Crescent Park, which is designated as "Downtown Community Commons" on FDP-DC-Crescent-1A. Tax Map, Parcel 527, Parcel D is being resubdivided into individual lots with F-17-059, processed simultaneously with this site development plan.

**Recommendation:** **Approval**, subject to resolving the remaining issues identified in the Design Manual Waiver, including: utility separation distances, the ultimate easement for public facilities, as determined by DPW, reduced curb radii for the Building B loading area, a fire access lane at the rear of Building A-1, approval of the final plan and recordation of the plat for F-17-059, compliance with remaining Subdivision Review Committee (SRC) technical comments, and any conditions by the Planning Board.

In addition, the Department of Planning and Zoning recommends **Approval** of the proposed **Alternative Compliance for CEPPA #14**, as set forth in Section III.A. of this Technical Staff Report.

#### **Vicinal**

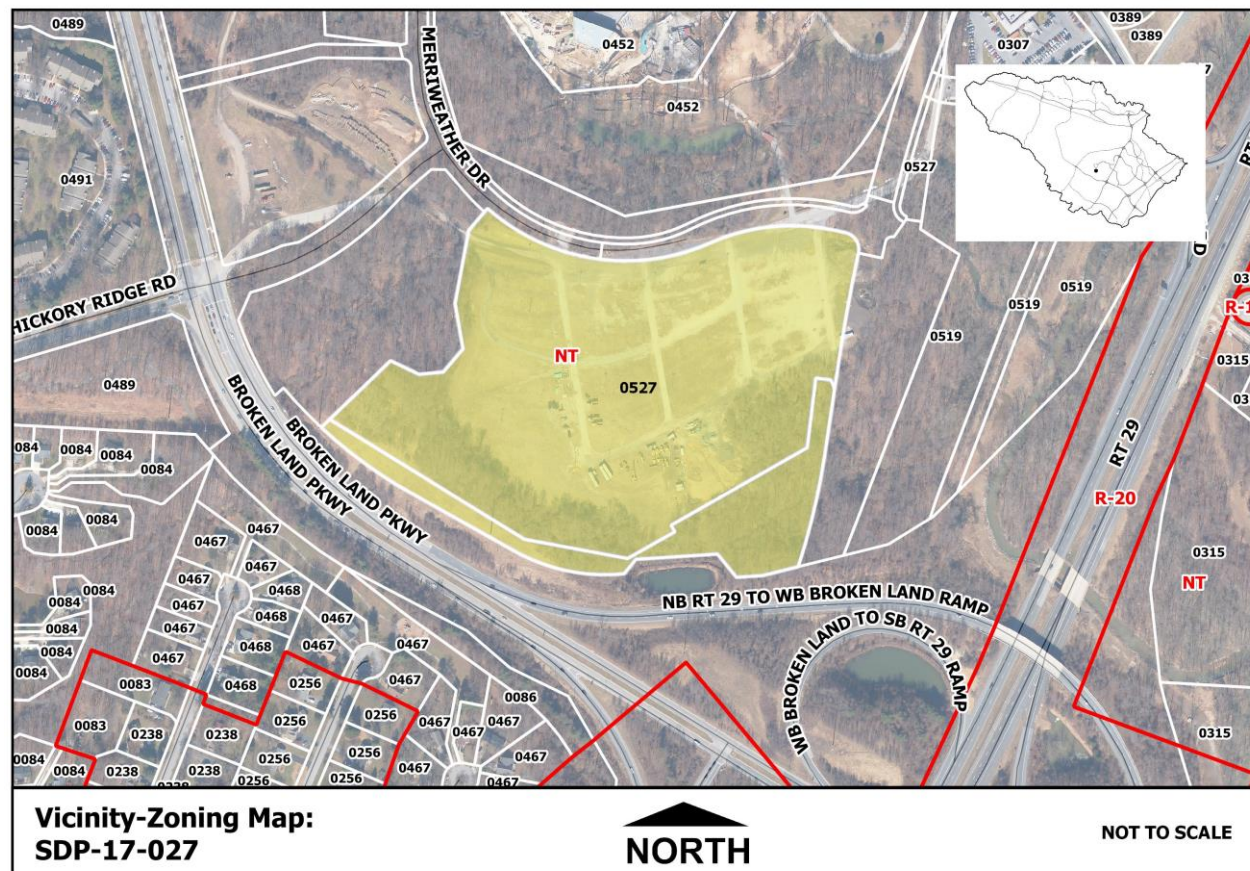
**Properties:** Surrounding properties are zoned NT. They include:

North: Merriweather Drive and to the north of its right-of-way is Symphony Woods and Merriweather Post Pavilion.

South: Crescent Neighborhood Area 3-Phase 2 development, to be proposed on a future SDP, and Broken Land Parkway. On the opposite side of Broken Land Parkway are residential land uses in the Village of Hickory Ridge.

East: The future Symphony Woods Road extension and Downtown Environmentally Sensitive Land. Farther east is Route 29.

West: Crescent Neighborhood Area 3-Phase 2 development, to be proposed on a future SDP. Farther west is an open space lot and Hickory Ridge Road extended.



Legal Notice: The property was properly posted and verified by DPZ in accordance with the legal requirements.

## I. General Information:

Site History: Parcels D-2 through D-6, D-10 and D-14 are part of Crescent Neighborhood Area 3, as shown on Crescent Neighborhood Phase 1 Final Development Plan (FDP-DC-Crescent-1A) for Downtown Revitalization. The recent file history is as follows:

- **FDP-DC-Crescent-1** encompasses most of the land within the Crescent Neighborhood and includes four designated development areas (including “Area 3”), a network of roads that expand the overall Downtown road network, and a network of land designated for environmental restoration and Downtown Parkland. The Crescent Neighborhood Concept Plan, the Crescent Neighborhood Design Guidelines, and the Crescent Neighborhood Implementation Plan were included as part of the FDP package, which was reviewed and approved by the Planning Board on March 19, 2015, and the Decision

and Order was signed on April 16, 2015. The Plans and Documents were recorded on July 2, 2015.

- **FDP-DC-Crescent-1A** is an amendment to the previously approved FDP for Phase 1 of the Crescent Neighborhood. It identifies the street and block structure of Crescent Neighborhood Area 3 and was approved by Planning Board on September 15, 2016, with the Decision and Order being signed October 14, 2016. The amended FDP was recorded in the Land Records on February 24, 2017, as Plat #24102-24110.
- **F-15-106** was submitted July 2, 2015, to subdivide Parcel 527 into buildable parcels and open space lots, construct a portion of Merriweather Drive and Hickory Ridge Road extended, and restore environmental features as part of road construction. The plan was deemed technically complete on March 23, 2016, and the road construction drawings received signature approval on August 3, 2016. The plat was recorded on December 16, 2016, as Plat #23991-#24012.
- An Environmental Concept Plan (**ECP-16-042**) for Area 3 of the Crescent Neighborhood was approved on July 1, 2016.
- Site development plan **SDP-16-075** was approved by the Planning Board on December 1, 2016. It permits mass grading of the development area in Crescent Area 3 and was approved by the Planning Director February 13, 2017.
- Preliminary equivalent sketch plan **SP-16-009** provides initial information on the location of roads, utilities, and future land uses for the Crescent Area 3. It was approved by the Planning Director on May 9, 2017.
- Final plan **F-17-059** is being reviewed by the SRC for public roads and the division of Parcel D into individual development blocks. It must be approved and the plat recorded prior to the Planning Director approving this SDP.
- Alternative compliance requests **WP-18-020, WP-18-021, WP-17-115, and WP-17-010** have been approved. They extend submission deadlines so that additional information can be provided in response to SRC comments at different points during the planning process.
- **WP-16-100** was approved March 17, 2016. It updates the phasing of residential allocations for the Crescent Neighborhood to better match the timing of initial plans with available residential units.
- Alternative compliance request **WP-17-052** was approved on January 31, 2017. It allows a more urban approach to the design of public and private streets and apartments to be located off a private road.

Regulatory Compliance: Site Development Plans for Downtown Revitalization are subject to the following items:

- (1) The Downtown Columbia Plan: CB 58-2009, amended the Howard County General Plan, which was further amended November 9, 2016, with CB 52-2016.
- (2) The Zoning Regulations: including sections enacted as part of an amendment to the Zoning Regulations as Council Bill No. 59-2009 (ZRA 113).
- (3) Downtown-Wide Design Guidelines passed as Council Resolution 138-2010.
- (4) The Adequate Public Facilities Act amended for Downtown Columbia as Council Bill 47-2010.
- (5) The Sign Ordinance amended for Downtown Columbia as Council Bill 56-2010.

***In addition, the petitioner has met the following pre-submission requirements:***

- (6) A Pre-Submission Community Meeting was held September 13, 2016, in accordance with Section 125.0.H.1.a. of the Zoning Regulations and Section 16.128(b)-(g), of the Subdivision and Land Development Regulations.
- (7) On September 14, 2016, the Design Advisory Panel (DAP) reviewed concept level design of the buildings and site for Crescent Area 3, based on the approved Neighborhood Specific Design Guidelines. The review was in accordance with Section 125.0.H.1.b. of the Zoning Regulations and Title 16, Subtitle 15 of the County Code. Per Section 16.1504(f) of the Howard County Code, the Planning Board may consider the DAP's recommendations when making a final decision for Site Development Plan approval for Downtown Revitalization. **See Attachment B for a summary of recommendations and the applicant's response for the recommendations.**

Definitions:

**Downtown Columbia Definitions:** Please refer to the attached definitions (**Attachment 'D'**) of terms relating to Downtown Columbia revitalization, as excerpted from Section 103.0.A.38-60 of the Zoning Regulations, as needed.

**Crescent Neighborhood Definitions:** See also Section 7.0 ("Definitions") of *The Crescent Neighborhood Design Guidelines*.

**II. Description of the Site Development Plan Proposal:**

Proposed Site Improvements: Parcel D is approximately 21.39 acres and the area of this proposal is about 13.71 acres. This Site Development Plan proposes multiple buildings and associated infrastructure as part of a mixed-use development, including:

- Building A-1: 338,930 SF of office and 5,818 SF of restaurant uses
- Building B: 382 dwelling units, 29,289 SF of office, and 27,330 SF of restaurant uses
- Building E-2: 16,040 SF of restaurant use
- Building E-3: 1,850 SF of restaurant use

In all, 338,930 SF of office, 29,289 SF of retail, 38,678 SF of standard restaurant, 12,360 SF of fast food restaurant uses, and 382 dwelling units (256 studio or one bedroom units and 126 units with two or more bedrooms) are proposed. In addition is a nine-level, free-standing parking garage, with 1,349 parking spaces and a Quick Response Fire and EMS station that will house two or three emergency apparatuses and 6 full-time staff per shift. It will operate 24-hours, 7-days-per-week.

Roads: Most of the development will be served by public roads, including the future Dove Sail Lane, Mango Tree Road, Valencia Road, and Sky Ribbon Road. However, short segments of these roads will be private, including part of Mango Tree Road, between Dove Sail Lane and Valencia Road, which will be constructed with flush curbs. It will have bollards, parallel parking, and special pavers between South Crescent Park and a future mixed-use apartment building to the south. The second private road segment is the Sky Ribbon Road cul-de-sac, located on the south side of Building A-1. It will also have flush curbs, bollards, and special pavers to blend with the plaza at the corner of the Merriweather Drive and Valencia Road.

Pedestrian and Bicycle Connectivity: In accordance with the Crescent Neighborhood Design Guidelines, the development of Crescent Neighborhood Area 3 will have an expanded streetscape. Typically, it will be 15-25' wide and accommodate a minimum 6' wide pedestrian zone, plus room for street trees, planted micro-bioretenion facilities, street furniture, outdoor dining areas, and other amenities. Since travel speeds will be low, bicycles will share travel lanes. A sidewalk and multi-use pathway on Merriweather Drive and a future

path/boardwalk through the environmental area on the open space lot between Hickory Ridge Road and Area 3 will connect Crescent Area 3 to other parts of the neighborhood.

Downtown Community Commons: A primary amenity area, identified on the Downtown Columbia Plan, and three secondary amenity areas are proposed. The prime amenity is the centrally located, 26,334 SF South Crescent Park. On its west side is Building E-3, which will house a café-type restaurant. There will also be a small open-air pavilion on the east side of the park, with storefronts on its north and south sides, overlooking the park. A small plaza is proposed at the northeast corner of Building B, at Merriweather Drive and Valencia Road. A larger plaza, anchored by Building A-1, is proposed on the east corner of the Merriweather Drive and Valencia Road intersection. It will be a major pedestrian connection between the parking garage and Merriweather Post Pavilion. Finally, a promenade is proposed on the east side of Valencia Road, between the plaza and the restaurant area at Mango Tree Road. It terminates at a planted sitting area.

Parking: A Parking Needs Analysis was done based on the Downtown Revitalization Trip Reduction, per Section 133.0.E.3 of the Zoning Regulations. It shows 1,579 parking spaces are required for commercial uses and 543 parking spaces for residential; however, 1,476 commercial parking spaces are proposed and 546 residential spaces. The deficit in commercial spaces will be resolved with a future SDP, which proposes additional parking. Building permits for the free-standing restaurant will be withheld until the future SDP is approved to ensure adequate parking. Parking is also provided in a 1,349 space parking garage, in a garage located within Building B, two temporary surface lots located off Valencia Road and Mango Tree Road, and limited on-street parking (which is not included in the parking totals).

The proposed development displaces approximately 1,919 Merriweather Post Pavilion parking spaces, which will be mitigated by 907 spaces in Area 3 and by other parking provided outside the SDP site area in accordance with a permanent parking agreement.

Building Heights: Building A-1 has 12 stories, plus a penthouse, and is 188 feet tall. The parking garage has 9 levels and has a maximum height of 105.5 feet. Building B has 7 stories and is 87.75 feet tall. One restaurant building is 35 feet and the other, in South Crescent Park, has a mean roof height of just over 13.5 feet.

Setback Requirements: There are no setback requirements for this site, however, the Crescent Neighborhood Design Guidelines recommend a 15-25' setback from a public or private right-of-way to allow adequate room for streetscaping. Only the west side of the parking garage deviates with a 12' setback from Sky Ribbon Road. Since this is primarily a service road, the Department of Planning and Zoning supports this reduction.

Landscaping: Landscaping is proposed throughout, including microbioretention planters, street trees, and other landscaped areas in accordance with the Crescent Neighborhood Design Guidelines. Street furniture and hardscape materials have also been coordinated.

Stormwater Management: Stormwater management is calculated based on a combination of redevelopment and new development requirements. For redevelopment areas, water quality is provided by stormceptors. For the rest of the site, structural and non-structural micro-bioretention facilities (M-6) for water quality, along with some stormfilters, are shown. Channel protection will be provided in underground structures throughout the site, with recharge provided below, using underground structures. All stormceptors will be privately owned, but publicly maintained, while all others will be private. Facilities located along public roads that treat stormwater from public roads, will be jointly maintained. All other facilities will be privately maintained.

Environmental Considerations: Since this is a previously graded site that has been used as a gravel parking area for Merriweather Post Pavilion it does not contain any environmental features.

Forest Conservation: The property is exempt from Section 16.1200 of the Howard County Code for Forest Conservation because the property is zoned NT and received preliminary plan approval prior to December



31, 1992, per Section 16.1202(b)(1)(iv).

### III. **Planning Board Criteria:**

In accordance with Section 125.0.H.3. of the Howard County Zoning Regulations, the Planning Board is to evaluate and approve, approve with conditions, or deny a Site Development Plan that proposes Downtown Revitalization, based on whether the petition satisfies the following criteria:

#### A. **The development conforms with the adopted Downtown Columbia Plan.**

Conformance is specifically interpreted in Section 125.0.A.2.b of the Zoning Regulations:

*When a provision in this section requires that an action “will conform”, “conform with”, “conforms with” or “conforms to”, the Downtown Columbia Plan or any part of the plan, the action being taken shall further, and not be contrary to, the following items in the Downtown Columbia Plan:*

- (1) Policies;
- (2) Timing and implementation of the plan;
- (3) Timing of development;
- (4) Development patterns
- (5) Land uses; and
- (6) Densities and intensities.”

The Downtown Columbia Plan envisioned the Crescent Neighborhood as a mixed-use, live-work neighborhood, and employment center. It was to be densely developed and located adjacent to environmentally sensitive areas. The proposal fulfills this vision and proposes office, residential, and retail uses to provide a well-rounded neighborhood, with amenities for all users.

Downtown Phasing - This proposal falls within the Phase I threshold of the Downtown Revitalization Phasing Plan. It states that Downtown Columbia cannot proceed to Phase II until there are between 656-2,296 new residential units, between 100-640 new hotel rooms, between 1 million to 1.5 million SF of office and conference space, and between 300,000-676,466 sf of new retail space (See chart below).

With this Revised Site Development Plan, a cumulative total of 1,199 residential units, 660,966 SF of office, and 180,830 SF of retail (including restaurant) uses would be either approved under Downtown Revitalization provisions, or already constructed. To date, no hotel units have been approved. To date, existing or approved development in Downtown does not exceed the maximum limits for any use categories under Phase 1.

DOWNTOWN REVITALIZATION PHASING PROGRESSION												
PHASE I					PHASE II CUMMULATIVE					PHASE III COMPLETION		
Use Type	Min		Max		Use Type	Min		Max		Use Type	Up To	TOTAL
	Units	SF	Units	SF		Units	SF	Units	SF		Units	SF
Retail		300,000		676,446	Retail		429,270		1,100,000	Retail		1,250,000
Office/ Conf*		1,000,000		1,513,991	Office/ Conf*		1,868,956		2,756,375	Office/ Conf*		4,300,000
Hotel Rms**	100		640		Hotel Rms**	200***		540***		Hotel Rms**	440	640
Residential**	656		2,296		Residential**	1,442		4,700		Residential**	4,058	5,500

(\*, \*\*, \*\*\*: See Page 73 of Downtown Columbia Plan for Chart and Notes)

CEPPAs: The Department of Planning and Zoning has also evaluated the SDP for conformance with all applicable Community Enhancements, Program and Public Amenities (CEPPA) Requirements. See the attached CEPPA Conformance Chart (Attachment C). The

development proposed with this SDP triggers the 1,300,000 SF threshold for CEPPAs #14-16 requirements.

<b>CEPPA Tracking*</b>			
	<b>Parcel/Project</b>	<b>Block</b>	<b>Square Footage</b>
<b>Project Approved - Issued Building Permits</b>			
SDP-13-007	Parcel D/Metropolitan	W-1	454,328
SDP-13-016	Mall	M-1	33,289
SDP-14-024	Parcel C-2/Warfield	W-2	247,903
SDP-14-024	Parcel C-1/Warfield	W-5	188,765
SDP-15-068	Parcel A-1/Crescent/Bldg A	C-1.1	217,223
SDP-15-068	Parcel A-1/Crescent/Bldg B	C-1.1	129,585 SF
<b>SUBTOTAL</b>			<b>1,271,093 SF</b>
<b>Project Approved - Pending Building Permits</b>			
None			0 SF
<b>SUBTOTAL</b>			<b>0 SF</b>
<b>Projects Approved - No Pending Permits</b>			
None			0
<b>SUBTOTAL</b>			<b>0 SF</b>
<b>New Projects</b>			
SDP-17-027	Building B	C-3.2	438,619
	Building A-1	C-3.3	344,748
	Building E-2	C-3.6	16,040
	Building E-3	C-3.10	1,850
<b>SUBTOTAL</b>			<b>801,257 SF</b>
<b>CUMULATIVE TOTAL – INCLUDING SDP-17-027 proposed improvements</b>			<b>2,072,350 SF**</b>
* Only tracks projects not exempt from CEPPA requirements ** Building permit SF is estimated except for issued building permits; square footage may change prior to issuance.			

In sum, the proposed development meets the Downtown Columbia Plan when considering the conformance criteria.

CEPPA #16, which requires the GGP (now Howard Hughes Corporation) to complete Phase 1 improvements at Merriweather Post Pavilion has been completed. CEPPA #15, which requires GGP (now Howard Hughes Corporation) to complete Environmental Restoration in accordance with the Crescent & Merriweather Environmental Study, was approved for alternative timing to better align with Crescent Neighborhood Development timing with FDP-DC-Crescent-1A.

#### **Request for Alternative Compliance for CEPPA #14**

The Howard County Office of Transportation (OoT) is requesting alternative compliance for the timing and terms to complete CEPPA #14. It requires that Howard Hughes provide “a location (for a Transit Center) either by fee transfer at no cost or a long-term lease for a nominal sum” prior to issuance of a building permit for the 1.3 millionth square foot of development. The full text is as follows:

*GGP in cooperation with Howard Transit shall identify a location in Downtown Columbia for a new Howard County Transit Center consistent with the recommendation(s) of the feasibility study (See CEPPA No. 5). GGP shall provide a location either by fee transfer at no cost or a long-term lease for a nominal sum subject to all applicable laws and regulations. Any contract of sale or lease may provide for the retention of air and subsurface development rights by GGP and allow for the co-location of public facilities or private development on the same parcel provided that any other use of any portion of the property does not interfere with the County's ability to use, construct, or finance the facility in the manner most advantageous to the County.*

The OoT has completed a Location and Site Analysis Study (Study) for the Transit Center. The Study's Executive Summary is attached to this staff report. The full Study can be viewed at the OoT's projects web page:

<https://www.howardcountymd.gov/Departments/County-Administration/Transportation/Transportation-Projects>

The Study concludes that at this time, i.e., the 1.3 millionth square foot of development, full compliance with CEPPA 14 is not practical and would not advance transit center development planning. Therefore, after consulting with the OoT and Howard Hughes, DPZ proposes the following alternative compliance for CEPPA #14:

1. Adjust the timing for CEPPA 14 to be satisfied prior to issuance of a building permit for the 3,200,000th square foot of development.
2. Adjust CEPPA 14 to state that Site 3 in the October 2017 Downtown Columbia Transit Center – Location and Site Analysis Study is the agreed location for the transit center. The specific square footage and configuration shall be determined as part of the planning process for this part of Symphony Woods Overlook (FDP and SDP), and shall address the concepts and considerations in the Location and Site Analysis Study and as depicted in Figures 7 and 8 (Options A and B) for Site 3.
3. Adjust CEPPA 14 to state that should the County determine that a Transit Center is required prior to Site 3 being available or prior to the 10-year window set forth in the MOU, Howard Hughes shall provide a temporary Transit Center site, at a location mutually determined by Howard Hughes and the County (possibly Site 5), until Site 3 is available or an alternative site is provided under the MOU. Howard Hughes and the County shall mutually agree on terms for the County's continued use of the temporary Transit Center site until a permanent Transit Center has been constructed.

Triggers for the County's determination shall include one or more of the following: i) written notice from GGP that it needs the current transit center land by the Mall for redevelopment and therefore is terminating its arrangement with the County for use of such land, ii) lack of capacity at the current transit center to meet RTA transit needs beyond those anticipated in the County's 2017 Transit Development Plan, iii) need for additional land for a bus rapid transit station or iv) written notice from GGP that it needs the current transit center land used by the MTA for redevelopment and therefore is terminating its agreement with MTA for such land by the Mall's southwestern parking areas.

Howard Hughes shall make the temporary site available no more than one year after the County has determined a temporary location is needed.

**B. The development implements and conforms to the approved Final Development Plan or Final Development Plan Amendment including all applicable Final Development Plan approval criteria and conditions.**

The Amended FDP envisioned Crescent Area 3 to include all primary uses identified in the Downtown Columbia Plan – office, residential, retail and hotel, to ensure street level activity



throughout the day, every month of the year. This SDP proposes a shopping district anchored by a large residential building and a large office building, while a future SDP will complete the vision for Area 3.

PARCEL			Uses									
Parcel	Area (SF)	Area (Acre)	Retail/ Restaurant (SF)	Office (SF)	Cultural/ Community (SF)	Hotel		Residential*		Total Development (GFA in SF)		
						Rooms	GFA (SF)	DU	GFA (SF)	Demolition	New	Net New
A-1, A-2, A-3 & B (Area 1) (Blocks C 1.1 & C 1.2)	264,875	6.08	49,772	322,036	25,000	0	0	350	413,000	0	809,808	809,808
C (Area 2) (Blocks C 2.1 & C 2.2)	282,584	6.49	40,907	0	50,000	0	0	888	1,047,840	0	1,138,747	1,138,747
D-1 thru D-11 (Area 3) (Blocks C 3.1 thru C 3.11)	904,475	20.76	185,321	1,152,964	150,000	250	150,000	882	1,040,760	0	2,679,045	2,679,045
E (Area 4) (Block C 4)	90,012	2.07	37,500	0	0	0	0	180	212,400	0	249,900	249,900
<b>Crescent Total This FDP</b>	<b>1,541,946</b>	<b>35.40</b>	<b>313,500</b>	<b>1,475,000</b>	<b>225,000</b>	<b>250</b>	<b>150,000</b>	<b>2,300</b>	<b>2,714,000</b>	<b>0</b>	<b>4,877,500</b>	<b>4,877,500</b>

**C. The development is well-organized in terms of location of buildings and structures, downtown community commons, landscaping, pedestrian and vehicular circulation systems and other Downtown Revitalization features.**

The block and road network is in conformance with the amended FDP and a signature building is located at the prime corner – the intersection of Merriweather Drive and Symphony Woods Road. The development is organized around a park that will be anchored by retail/residential buildings to the north and south, and with restaurants to the east and west. The short blocks and connections to the Downtown Community Commons enhance the pedestrian experience. A large parking structure is proposed at the perimeter and will serve both this development and provide additional parking on nights and weekends for events at Merriweather Post Pavilion and Symphony Woods.

**D. If the development provides Downtown Community Commons and/or Downtown Parkland, they are reasonable and appropriate given the location, scale and anticipated intensity of adjacent uses in accordance with the Downtown Columbia Plan.**

The SDP proposed South Crescent Park at the approximate location and size shown in the Downtown Columbia Plan. The other secondary amenity spaces are located where pedestrians and patrons of the offices and retail venues would congregate; providing connections to the larger open space network.

**E. The maximum permitted building heights will conform to the Final Development Plan.**

Building heights as tall as 20 stories or 250 feet are permitted per the Downtown Columbia Plan and the Final Development Plan. Building A-1 has 12 stories, plus a penthouse for a maximum height of 188 feet. The parking garage has 9 levels, with a maximum height of 105.5 feet. Building B has 7 stories, with a maximum height of 87.75 feet. One restaurant building is 35 feet and the other has a mean roof height of just over 13.5 feet. Every building is well below the maximum height permitted.

**F. The development satisfies the Downtown Public Art Program approved with the Final Development Plan or Final Development Plan Amendment approval.**

Several locations for public art are identified on this SDP to satisfy the 1% requirement. The initial details for public art will be submitted with, or prior to, the submission of the building permit.

**G. The Site Development Plan satisfies the affordable housing requirements in accordance with the Final Development Plan.**

This SDP is subject to the Development Rights and Responsibilities Agreement, recorded in the Howard County Land Records, in Book 17457 at Page 265. Building B will have 12 Very Low Income units and 12 Middle Income Units, in accordance with this agreement.

**H. The development satisfies the Adequate Public Facilities Ordinance, if applicable.**

**SCHOOLS:** The proposed development is within the parameters of the tentative allocations approved for the Crescent Neighborhood with the FDP.

**ROADS:** *The development was tested for adequate transportation facilities, in accordance with the Adequate Public Facilities Ordinance (Title 16, Subtitle 11 of the Howard County Code). The transportation improvements are coordinated with the construction of both public and private roads as described in the Traffic Study. With the proposed network in place (Dove Sail Lane, Mango Tree Road, Valencia Road and Sky Ribbon Road) and in the context of the existing road network, the Traffic Study submitted with this SDP found the proposed development to be in compliance with the Downtown Columbia provisions of the Adequate Public Facility Ordinance. The SRC concurred with this finding.*

**I. The development indicates the manner in which any land intended for common or quasi-public use, but not proposed to be in public ownership, will be held, owned and maintained in perpetuity for the indicated purposes.**

Easements and Maintenance Agreements are required for areas intended for common or quasi-public use with the approval of this SDP.

**J. The petition is accompanied by documentation demonstrating membership in the Downtown Columbia Partnership including the required annual charges.**

Payments for inclusion in the Downtown Partnership will be paid in accordance with CEPPAs #25 and #27.

**SRC Action:** The Subdivision Review Committee has recommended approval subject to the technical comments issued in the letter dated October 26, 2017.

**Recommendation:** **Approval**, subject to resolving the remaining issues identified in the Design Manual Waiver to separate utilities, the ultimate configuration of the public facilities easement, as determined by DPW, approval of a Design Manual Waiver to reduce curb radii for a commercial loading area for Building B, resolution of a fire access lane at the rear of Building A-1, approval of the final plan and recordation of the plat for F-17-059, compliance with remaining Subdivision Review Committee (SRC) technical comments, and any conditions by the Planning Board.

In addition, the Department of Planning and Zoning recommends **Approval** of the proposed alternative compliance for **CEPPA #14** as set forth in Section III.A. of this Technical Staff Report.

 11/2/17  
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Valdis Lazdins, Director Date  
Department of Planning & Zoning

Please note that this file is available for public review **by appointment** at the Department of Planning and Zoning's public service counter, Monday through Thursday, 8:00 a.m. to 5:00 p.m. and Friday, 8:00 a.m. to 3:00 p.m.

**ATTACHMENT A**  
**SUBDIVISION REVIEW COMMITTEE COMMENTS**

**ATTACHMENT B**  
**DAP RECOMMENDATIONS**



**ATTACHMENT C**  
**CEPPA STATUS**

**ATTACHMENT D**  
**DOWNTOWN COLUMBIA DEFINITIONS**